



meeting CABINET

date 25 July 2007

agenda item number

JOINT REPORT OF THE CABINET MEMBER FOR CHILDREN AND
YOUNG PEOPLE'S SERVICES AND CABINET MEMBER FOR FINANCE
AND PROPERTY

Latest Estimated Cost: Bowbridge Primary School, Newark

Purpose of report

1. The purpose of this report is to approve the revised latest estimated cost for the above project including a variation to the Capital Programme.
2. This report is a key decision as the costs involved exceed £1 million and has been in the forward plan since January 2007 and which was then approved by Cabinet by resolution number 2007/083 and 2007/096 on 6 June 2007.

Information and advice

Background

3. At the time of submission of the original latest estimated cost report negotiations were underway with the allocated framework contractor to agree a target cost for the project there was, however, a potential overspend compared with the available budget and various options were being investigated to make savings. During the ongoing development of the target cost, savings have been made, however, to maintain the design integrity of the scheme. These savings did not produce the full saving required to meet the available budget. This excess is being funded from an increased budget as detailed in the exempt appendix.

Project details

4. The proposed works consist of a new 10 classroom teaching building for years 2 to 6 which will be integrated with the existing Infant and Junior school buildings. The building will be sustainable and a learning aid and will have a durable and sustainable timber glulam structure.

5. The project includes associated site works, services (including a new energy cabin containing a woodheat boiler) and landscaping works. At the time of drafting this report a planning application for the works has been granted.
6. The works element of the proposed scheme will be built using the framework set up with three contractors for major projects which became operational in July 2006. This procurement route was reported to Cabinet in September 2005 (resolution 2005/148). Under this framework the Environment Department technical staff will undertake detail design work and the construction will be carried out by one of the three successful contractors on a target cost basis. The Quantity Surveyor controls costs by arriving at a target cost. The cost or benefits of any variation are shared between the County Council and the provider.
7. This procurement route follows the principles established by Sir John Egan in his report "Rethinking Construction" which has been heavily endorsed by Central Government as the way forward for construction.
8. It is anticipated that the building works will start on site in August 2007 and be completed in August 2008.
9. The latest estimated cost of the building works is set out in the exempt appendix and the fees shown are for all professions involved in the project.
10. The professions involved in this project are:-
 - Architect
 - Landscape Architect
 - Mechanical Engineer
 - Electrical Engineer
 - Quantity Surveyor
 - CDM Co-ordinator
 - Structural Engineer
 - Project Manager

Anticipated cash flow

11. The phasing of the project is anticipated to extend to the 2009/10 financial year and details are set out in the exempt appendix.

Revenue budget implications

12. Any additional premises cost arising from these proposals will be met from the school's budget share.

Statutory and policy implications

13. This report has been compiled after consideration of implications in respect of finance, equal opportunities, personnel, crime and disorder and those using the service. Where such implications are material,

they have been described in the text of the report. Attention is, however, drawn to the following:

Financial implications

14. These are set out in the report and in the **exempt appendix**.

Equal opportunities implications

15. In accordance with the County Council policy, the design of this building incorporates access and facilities for people with disabilities.

Implications for service users

16. The new school will meet the suitability needs of the school as well as provide an improved learning and teaching environment for children, staff and community on a single site. The school will be more efficient to manage for learning and will be more energy efficient than the existing school.

Crime and disorder implications

17. The project has been discussed with NCC Risk and Insurance Team, who are content with the design.

RECOMMENDATION

18. It is recommended that:
- 1) the variation to the Capital Programme as set out in the report and **exempt appendix** be approved
 - 2) the latest estimated cost report for the building works as set out in the report and exempt appendix be approved.

COUNCILLOR JOYCE BOSNJAK

Cabinet Member for Children and Young People's Services

COUNCILLOR CHRIS BARON

Cabinet Member for Finance and Property

Reasons for recommendation

19. This project will provide much needed new teaching accommodation. The new building will be more energy efficient than the existing building and will provide a better learning and teaching environment for the children, staff and community.

Other options considered

20. A number of options were explored but this was identified as the preferred option by Governors, staff and the Children and Young People's Department.

Legal Services' comments (HD/9.7.2007)

21. Cabinet is authorised to approve latest estimated costs reports on capital projects and increases to the capital programme up to £2million in accordance with the Financial Regulations.

Strategic Director of Resources' financial comments (NDR)

22. The financial implications are set out in this report and the exempt appendix.

Background papers available for inspection

Nil.

Electoral division(s) affected

Newark West

M19C1864